



June 19, 2023

City of Orlando – Planning Department
400 South Orange Avenue
Orlando, FL 32801

RE: *Lee Vista Car Dealership*

The subject +/-7.32-acre property identified as Parcel No. 23-23-30-5127-01-007 is located at the northeast corner of the intersection of S. Goldenrod Road and Lee Vista Boulevard. The project includes the development of a 50,377 square foot car dealership as well as the associated parking, utility, and stormwater infrastructure. The proposed car dealership will be used for sales and service of vehicles. Access to the site will consist of a right-in, right-out only access on Lee Vista Boulevard, and right-in, right-out, and left-in access on S. Goldenrod Road. The main driveway into the development from Lee Vista Boulevard has been shifted east to provide adequate separation from the intersection of S. Goldenrod Road and Lee Vista Boulevard per coordination with City of Orlando planning staff during the pre-application meeting held on May 9th, 2023.

The project features an on-site wet detention stormwater pond and the site contains a portion of a wetland system that extends off-site to the north and east. There will be un-restricted pedestrian access through the sites sidewalk network to access the building as well as sidewalk connections from Lee Vista Boulevard and S. Goldenrod Road.

Included with this Specific Parcel Master Plan submittal are detailed Civil Site Plan sheets depicting the overall project, landscape plan sheets providing reference to code required planting anticipated for the proposed development, building elevations, and photometric plan sheets.

Please contact me at (407) 427-1610 or brent.lenzen@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Lenzen", with a long horizontal flourish extending to the right.

Brent A. Lenzen, P.E.
Vice President